



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

Meeting Minutes and Action Items: January 7, 2010

Present: Glover, Gordon, Guido, Marshall, Mootchnik, Rice, Schaaf, Smith
Absent: Marquez
City Staff: Aaron Klemm, Ethan Edwards, Jane James
Commission: None
Liaison: Devin Dwyer
Public: Tom White
Guests: Steve Bone and Shirley Dettloff, HB Marketing and Visitors Bureau

I. Call to Order/Roll Call

The meeting was called to order at 5:30 p.m.

II. Approval of Minutes

Minutes were approved for the December 3, 2009 meeting.

III. Public Comments

None

IV. Informational Items:

Marketing HB's Sustainable Values

Shirley Dettloff and Steve Bone, HB Marketing and Visitors Bureau (Bureau), provided an overview and update on the efforts of the Bureau's Sustainable Tourism Committee (STC) to transform HB into a greener and more sustainable tourist city. STC members include the Bureau, the environmental community, business leaders, hotel and restaurant industry, and the City. The Chamber of Commerce, City Administrator, and the educational community are also being brought into the discussion. All believe it is important that a visitor coming to HB have a complete positive environmental experience starting from where they stay, where they play, to where they eat and shop. It is the higher quality of life that drives more dollars to HB. Next steps will be to prepare a draft report to the City Council, and hold workshops and town hall meetings. Bob Smith thanked Steve and Shirley for their presentation and suggested they bring the report back to the Environmental Board when it is final.

V. Action Items:

- A. Environmental Assessment No. 09-007 (draft negative declaration) – Goldenwest Assisted Living Facility (Marshall, Guido, Glover)

Ethan Edwards, Planning Department, provided an overview of the Project, an assisted living/convalescent facility. EB members Mike Marshall, Dave Guido, and Bo Glover provided their comments on the Project. Mike supported the Project location but had concerns about impacts surrounding uses would have on Project's residents such as noise from Home Depot's loading dock and the high school softball fields. Ethan stated developers have been informed that approval of the Project depended upon putting in noise attenuation. He has made contact with Home Depot. The softball field is a selling point as many of the residents like to watch the games. The school supports the project. Dave thought that the Project was a great use of underutilized space and encouraged consideration of doing a LEED rating or incorporating as many green aspects as possible. Bo's comments were about green landscaping. Although the developer touted green landscaping in his plans, such as use of native plants and drought tolerant measures, when Bo got into the plan details, it didn't appear to support it. Bo added that the location was a great use of space for this project but saw there was not much green space included in the design. He encouraged the developer to include more open space for residents' quality of life. Ethan offered additional information on the Project in that it plans to use low flow rates for water use, energy star appliances and will exceed Title 24 requirements by 15 percent. Don Rice asked if there would be mitigation monitoring and Ethan said no as it was a negative declaration. It was recommended that these be made conditions of approval. Aaron stated that under Title 24, city building inspectors will inspect it for compliance with Title 24. He suggested that the project developer submit cut sheets and copy of invoices to monitor developer's follow through on use of sustainable materials as a condition of approval.

Action: Bo Glover will draft the EB comment letter and Chairman Smith will then submit the final to City Council.

B. Environmental Assessment No. 09-022 (draft negative declaration) – Ward Garfield Specific Plan No. 16 (Marshall, Guido, Glover)

Jane James, Planning Department, provided an overview of the Project, a recreational vehicle storage facility within a portion of SCE right-of-way. EB members Mike Marshall, Dave Guido and Bo Glover provided their comments. Mike made a disclaimer that his residence is nearby the entry to the facility. He favors the project as it fits in with the area, but has concerns about community impacts and the lower level of environmental review. The project maps don't show residential homes nearby. Other concerns are the Ward and Garfield intersection, unlevel school crossing at that intersection which impacts traffic flow, vehicles exiting the freeway and turning left onto a 2-way street, high number of projected vehicle entries, early opening of and noise level of gate, possibility of using facility as "bull-pen" for construction vehicles, use of surrounding neighborhood as staging area for vehicles, and noise and traffic issues. Jane answered some of Mike's concerns. She will try to get a complete picture of maps of Project area. Public Works is requesting right-of-way widening with a modified street plan for curbs, gutters, sidewalks, left hand turn lane on Ward to accommodate freeway traffic, right-hand turn lane is also being done by Public Works. Street improvements will be shown on tentative parcel map later on. Jane explained that code requirements and standard conditions mitigate Project impacts and therefore no further mitigation is required. The CUP can be structured so that RV's are defined and that only RV's are allowed in the facility. Dave commented that he was concerned about water quality, waste discharge requirements, runoff generated from the nearby nursery, and any site history of pollution. He asked about leaking vehicle oil and its

mitigation. Jane answered that there was no history of site pollution and that feedback from Fire and Public Works was negative. Public Works will deal with this in the preliminary water quality plan and more pretreatment will be required as condition of approval by Public Works. Dave and Bo suggested pervious concrete may be worth considering. This will come up prior to issuing a drainage permit. A public sanitary sewer main may be necessary which will seriously impact traffic. Jane mentioned they would have to do a traffic plan and will keep lanes open if possible and have temporary closures at night. Bo commented on the urban heat island effect as a result of large asphalt surfaces and the need for strong vehicle runoff measures. Don asked if the facility would be manned and if maintenance of vehicles was allowed? There will be one to two employees with security at night with no fueling or maintenance permitted.

Action: Mike Marshall will draft EB comment letter by January 22 and Chairman Smith will then submit the final to the Planning Department.

C. Adoption of Board's 2010 Goals and 2009 Annual Report 2009 (Executive Board)

Sue recommended revision of one of the approved 2010 goals, *"Develop a list of LEED-oriented development best practices"*. The proposed new goal is to *"Develop a prioritized list of Environmental Best Practices with staff and developer input"*. A motion was made and passed to approve the revised goal. Bob reviewed the final 2009 Annual Report. A motion was made and passed to approve the Report.

Action: Executive Committee to meet with Council members regarding the 2010 goals and 2009 Annual Report to Council.

D. Budget Neutral Energy Funding Policy

Robert summarized the letter he prepared for Council on this policy. Aaron suggested that Bullet C be revised to state "loans and/or bonds" rather than just bonds. A motion was made and passed to approve the letter as revised.

Action: Chairman Smith to send letter to Council.

E. Final adoption of HB's Environmentally Preferred Purchasing (EPP) Policy

Bob read the draft letter recommending approval of HB's EPP Policy and adoption of changes to the administrative code to support the EPP Policy. A motion was made and passed to approve the letter.

Action: Chairman Smith to send letter to Council.

F. HB Solar (Schaaf/Guido/Glover)

- Municipal Solar Voltaic Project – Robert reported that Digital Energy scored highest and will be on Council's agenda on 1/19/10. Low interest bonds will be sold this year to get solar project built.
- Sharp Outreach – Aaron stated Sharp has put the program on hiatus until April. It will give time to design a more effective program. There will be a press event at that time.

- AB 811/ Retrofit Ramp- up – Aaron said that there were four proposers that submitted on time. The County submitted for \$2MM funding for energy management projects. He is hoping both will come through.
- G. Communications (Glover/Rice/Marquez/Smith)
- HB Hometown Solar Rebate – Because of the program hiatus noted under Sharp Outreach there was no discussion on this item.
- H. Environmental Awards (Marshall/Marquez/Guido) – Aaron stated that dates need to be coordinated with the Public Information Manager.

Action: Aaron to coordinate dates for Environmental Awards with Public Information Manager.

VI. Administrative Items

- A. Correspondence/News Articles/Announcements – There was nothing reported.
- B. Requests to Place Items on the Next 3 Agendas (March, April, May)
- March – Village Green – Energy Management for Non-energy Managers
 - April – TBD
 - May – TBD

VII. Good and Welfare

- VIII. Adjournment** – The meeting adjourned at 7:20 p.m. The next meeting will be held at 5:30 p.m. on February 4, 2010. The speakers will be Bob Smith and Robert Schaaf discussing “Trends in Building and State Regulation.”